

This instrument prepared by:
JOHN L. HARTMAN, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:

STATUTORY WARRANTY DEED

459,000.00
consideration

STATE OF ALABAMA)

SHELBY COUNTY)

20080326000122820 1/2 \$473.00
Shelby Cnty Judge of Probate, AL
03/26/2008 03:29:49PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of property between Grantor and Grantee and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned CITY OF HOOVER, a municipal corporation (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto KEITH DEV. CORP., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) easements and rights of way set forth in deed recorded in Real 365, Page 837 and Inst. No. 1994-01479; (3) Right of way granted to BellSouth recorded in Inst. No. 1999-29883; (4) Right-of-way granted to Alabama Power Company recorded in Deed Book 180, Page 43; Deed Book 126, Page 188; Deed Book 109, Page 58; Deed Book 320, Page 22; Deed Book 291, Page 75 and Real Volume 93, Page 210; (5) Agreement with City of Hoover as to sewage treatment in Real Volume 314, Page 561 and Supplemental Deed and Agreement recorded in Real Volume 365, Page 876 and Real 328, Page 64; (6) Declaration of Protective Covenants for Inverness Office Park as recorded in Inst. No. 20050401000150480.

Grantor makes no warranties as to title to the mineral and/or mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the 25th day of March, 2008.

CITY OF HOOVER

BY: *Tony Petelos* (Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony Petelos, whose name as Mayor of CITY OF HOOVER, a municipal corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25th day of March, 2008.

My Commission Expires: 4-28-2010

Margie Handley
Notary Public





20080326000122820 2/2 \$473.00
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LEGAL DESCRIPTION

Part of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at an existing 1/2" rebar marking the point where the North line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West intersects the Southwesterly Right of Way of U.S. Highway No. 280 and run N88°24'25"W along same 800.90 feet to a point; thence S01°35'35"W 1009.92 feet to a point on the Southeasterly Right of Way of Inverness Center Parkway and the Point of Beginning of herein described Inverness Site - 8; thence from the Point of Beginning thus obtained run along said Southeasterly Right of Way of Inverness Center Parkway the following courses, N60°48'34"E, 119.04 feet to the Point of Curve of a curve to the left, having a radius of 64.00 feet and a central angle of 9°32'40", thence N56°02'14"E along the chord of said curve 10.65 feet to the Point of Tangent; thence N51°15'54"E, 101.00 feet to the Point of Curve of a curve to the right, having a radius of 1231.50 feet and a central angle of 2°49'33"; thence N52°40'40"E along the chord of said curve 60.73 feet to the Point of Tangent; thence N54°05'27"E, 45.16 feet to the Point of Curve of a curve to the right, having a radius of 108.50 feet and a central angle of 35°58'08"; thence N72°04'31"E along the chord of said curve 67.00 feet to the Point of Tangent; thence S89°56'25"E 64.37 feet to the Point of Curve of a curve to the right, having a radius of 56.00 feet and a central angle of 47°58'27"; thence S65°57'11"E, along the chord of said curve 45.53 feet to the Point of Tangent, being on the Southwesterly Right of Way of Inverness Center Place; thence continuing along said Southwesterly Right of Way of Inverness Center Place the following courses, S41°57'58"E, 20.37 feet to the Point of Curve of a curve to the left, having a radius of 225.00 feet and a central angle of 22°09'13"; thence S53°02'34"E along the chord of said curve 86.46 feet to the Point of Tangent; thence S64°07'10"E, 3.45 feet to the Point of Curve of a curve to the left, having a radius of 249.99 feet and a central angle of 3°56'50"; thence S66°05'35"E along the chord of said curve 17.22 feet to a point on said curve and the Northwesterly corner of Inverness Office Center, Building 104; thence S39°01'39"W, leaving said Right of Way and running along the Northwesterly line of said Building 104 112.82 feet; thence the following courses along said Northwesterly line of Building 104; S17°58'27"E, 15.56 feet; thence S26°16'30"W, 44.95 feet; thence S63°52'31"W, 17.26

feet; thence S42°12'00"W, 44.95 feet to a point on the edge of water of Lake Heather, historically known as being the 496.00 elevation contour; thence the following courses along said edge of water, N02°34'00"W, 6.55 feet; thence S62°26'17"W, 33.63 feet; thence S60°24'47"W, 51.23 feet; thence S65°42'54"W, 34.61 feet; thence S44°39'42"W, 105.00 feet; thence N42°10'19"W, 20.09 feet; thence S01°22'45"W, 32.87 feet; thence S61°43'09"W, 11.86 feet; thence N64°16'55"W, 18.18 feet to an existing 5/8" rebar being the Southeasterly corner of Inverness Office Center, Site-28 (the Barber Companies property); thence leaving the edge of water of Lake Heather, the following courses along the Northeasterly line of said Site - 28, N36°50'25"W, 82.00 feet; thence N63°13'25"W, 100.81 feet; thence N30°25'11"W, 109.73 feet to the Point of Beginning

Shelby County, AL 03/26/2008
State of Alabama

Deed Tax: \$459.00